150.0	0002	0021.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	697,600 / 697,600
					USE VALUE:	697,600 / 697,600
					ASSESSED:	697,600 / 697,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
115		ROBBINS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEHMAN PETER A/ETAL
Owner 2:	WYNNE ANNE A
Owner 3:	
Street 1:	115 ROBBINS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .108 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1939, having primarily Aluminum Exterior and 1740 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4725.000	248,200		449,400	697,600
Total Card	0.108	248,200		449,400	697,600
Total Parcel	0.108	248,200		449,400	697,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 400.92 /Parcel: 400.92

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	98922
GIS Ref	
GIS Ref	
Insp Date	03/21/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 150.0-0002-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	248,200	0	4,725.	449,400	697,600		Year end	12/23/2021
2021	101	FV	240,000	0	4,725.	449,400	689,400		Year End Roll	12/10/2020
2020	101	FV	240,100	0	4,725.	449,400	689,500	689,500	Year End Roll	12/18/2019
2019	101	FV	200,400	0	4,725.	421,300	621,700	621,700	Year End Roll	1/3/2019
2018	101	FV	198,900	3000	4,725.	348,300	550,200	550,200	Year End Roll	12/20/2017
2017	101	FV	198,900	3000	4,725.	320,200	522,100	522,100	Year End Roll	1/3/2017
2016	101	FV	198,900	3000	4,725.	292,100	494,000	494,000	Year End	1/4/2016
2015	101	FV	187,100	3000	4,725.	286,500	476,600	476,600	Year End Roll	12/11/2014

!11728!

PRINT

Date	Time
12/30/21	13:00:22

LAST REV

Date	Time
04/23/18	11:54:26
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11728

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PETERSON EUNICE	26544-172		7/31/1996		200,000	No	No	Y	

USER DEFINED

Prior Id # 1:	98922
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/10/2007	923	Addition	72,000			G9	GR FY09	2 STORY + 16X16 DE
2/5/2000	56	Add Bath	7,000			G9	GR FY09	1/2 BATH

ACTIVITY INFORMATION

Date	Result	By	Name
3/21/2018	Inspected	BS	Barbara S
2/24/2018	MEAS&NOTICE	HS	Hanne S
3/12/2009	Inspected	163	PATRIOT
12/22/2008	Measured	372	PATRIOT
10/30/2008	Permit Visit	BR	B Rossignol
1/11/2000	Inspected	276	PATRIOT
12/9/1999	Mailer Sent		
11/19/1999	Measured	272	PATRIOT
7/19/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4725		Sq. Ft.	Site		0	80.	1.19	9									449,400						449,400	

Total AC/HA:	0.10847	Total SF/SM:	4725	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	449,400	Spl Credit		Total:	449,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	4 - Vinyl	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	13 - Earth		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.95949996
Adj $ / SQ:	142.486
Other Features:	93300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	359692
Depreciation:	111504
Depreciated Total:	248187

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

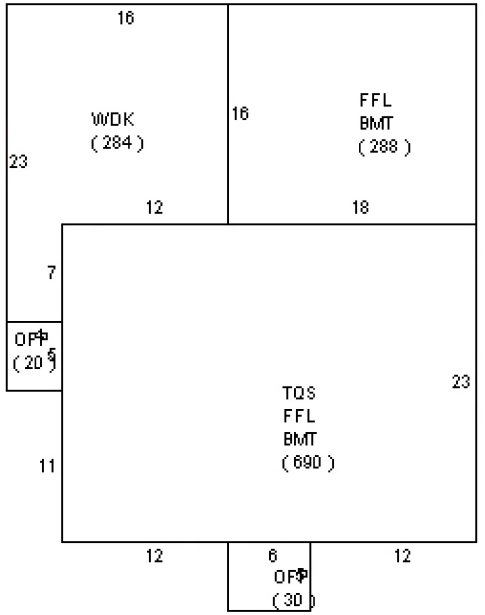
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	142.49
Special Features:	0	Val/Su Net:	88.39
Final Total:	248200	Val/Su SzAd	165.96

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	978	49.690	48,599
FFL	First Floor	978	142.490	139,351
TQS	3/4 Story	518	142.490	73,736
WDK	Deck	284	9.140	2,594
OFP	Open Porch	50	42.220	2,111

Net Sketched Area:	2,808	Total:	266,391
Size Ad	1495.5	Gross Area	2980	FinArea	1740
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

150.0-0002-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	